

MINUTES OF MEETING HELD JANUARY 23, 2023

The Common Council of the City of Somerset, Kentucky met in a regular meeting on Monday January 23, 2023, at 6:01 p.m. with the following present: Council Members; Patrick Hunley, Jim Mitchell, David Godsey, Amanda Bullock, Jimmy Eastham, Jerry Girdler, Robin Daughetee, Mayor Alan Keck, City Attorney John Adams, and City Clerk Nick Bradley. Absent: John Minton, Tom Eastham, David Burdine, Brian Dalton, and Jerry Wheeldon.

Mr. Daughetee moved to approve the minutes of the regular meeting held on January 9, 2023, along with reports as mailed. Ms. Bullock seconded the motion. Upon roll call the following Council Members voted “Aye”: Mr. Hunley, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. J. Eastham, Mr. Girdler, and Mr. Daughetee.

Second reading was given the following Ordinance Number 23-02: Amending Ordinance No. 00-18, Known as The City’s Zoning Ordinance, And Altering the Zoning Map to Reflect Said Amendment, Based on The Findings of Fact Made by The Planning and Zoning Board, And Based on Said Board’s Recommendation of a Zone Change of Undeveloped Property at The End of Early & Conley Dr. Without council objection, the ordinance will be read again for a vote at the next regularly scheduled council meeting.

ORDINANCE NO. 23-02

AN ORDINANCE AMENDING ORDINANCE NO. 00-18, KNOWN AS THE CITY’S ZONING ORDINANCE, AND ALTERING THE ZONING MAP TO REFLECT SAID AMENDMENT, BASED ON THE FINDINGS OF FACT MADE BY THE PLANNING AND ZONING BOARD, AND BASED ON SAID BOARD’S RECOMMENDATION OF A ZONE CHANGE:

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOMERSET, KENTUCKY:

That Ordinance No. 00-18, known as the Zoning Ordinance, Somerset, Kentucky, is hereby amended by altering the Zoning Map in the following manner:

- I. By changing a boundary of land presently zoned B-3 to R-3, said properties being more particularly described in Exhibit “A” attached hereto and incorporated herein in full by reference, located at Undeveloped Property at the end of Early & Conley Dr, Somerset, Kentucky, and having PVA Parcel # 061-8-3-46
- II. The City Clerk of the City of Somerset, Kentucky is hereby authorized to alter the Zoning Map to reflect said changes.
- III. This Ordinance shall be in full force and effect from and after adoption and publication according to law.

FIRST READING January 9, 2023

SECOND READING _____

Approved: *Mayor*

Attest: *City Clerk*

**CITY OF SOMERSET, KENTUCKY
PLANNING AND ZONING COMMISSION**

FINDINGS OF FACT, CONCLUSIONS AND RECOMMENDED MAP AMENDMENT

CASE NO.

RE: Zone Change: Slide Properties & Developments, LLC, Conley Drive

For Recording purposes (if applicable),
Listed below are the parties involved in the Zone Change for
Conley Drive
Somerset, Kentucky
PVA Parcel 061 8-3-46

Party One City of Somerset, Planning and Zoning Commission P.O. Box 999 Somerset, Kentucky, 42502	Party Two Slide Properties & Development, LLC 109 Jasper Street Somerset, Kentucky, 42501
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The Planning and Zoning Commission having heard testimony at a public hearing conducted before the Commission on the 27th day of December 2022 and based on the evidence presented, the Planning and Zoning Commission enters the following FINDINGS OF FACT, CONCLUSIONS AND MAP AMENDMENT:

FINDINGS OF FACT

Slide Properties & Development, LLC is the owner of record of a tract of land at Conley Drive, per deed of conveyance dated the 20th of April 2022 and of record in Deed Book 1054 Page 151.
The sellers purchased the tract in January 2015 (Deed Book 925 Page 349) and the past use during his ownership is unchanged vacant land.
The seller brought the tract from the estate of Allene Shearer Ramsey, who in turn purchased the tract in 1984. (Allene Shearer Ramsey) was living in the adjoining house in June 2014.
Ms. Shearer passed on December 3, 2014.
The adjoining house was built in 1950 based on comments to an article in 2014.
The subject tract, Parcel 061 8-3-46, is zoned B-3, Neighborhood Commercial.
The tract to the east, Parcel 061 8-4-25, Somersetwoods is zoned B-2 Highway Commercial and Parcel and Parcel 061-8-4-15 (Dapp) is zoned R-2 Low Moderate Density Residential.

The tract to the south Parcel 061 8 3 47, Dupp (Vacant), is zoned R-2 Low-Moderate Density Residential.

The tracts to the west:

Parcel 061 8 3 44, Lake Cumberland District Health Department is zoned B-3 Neighborhood Commercial.

Parcel 061 8 3 43, Harmonist is zoned B-3 Neighborhood Commercial.

Parcel 061 8 3 42, Christopher is zoned B-3 Neighborhood Commercial.

The tract to the north 061 8 3 45 is zoned R-3 Medium Density Residential.

The applicant wishes to rezone the property to R-3 Medium Density Residential.

The planned future use for the property is residential, and the proposed zone change agrees with the planned future use.

The zone change meets 100.213 (1).

100.213 Findings necessary for proposed map amendment - Reconsideration. (1) Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan.

CONCLUSIONS

The requested rezoning is in agreement with the future use outlined in the comprehensive plan. Mr. Josh Cohen, a principal of Slide Properties & Developments, LLC, spoke and gave a general outline on the future use of the property.

There were citizens present for comments and their greatest concerns were the planned improvements. Members of the board expressed concerns about its topography and drainage.

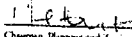
The commission voted 5-0 in favor of the rezoning, with Burges, Floyd, Holland, Stricker and Vaughn voting in favor of the rezoning, and Upley and Lynch absent.

RECOMMENDED MAP AMENDMENT

It is hereby recommended by this Commission that the map amendment be granted, as the present zoning is in compliance with the Comprehensive Plan, meeting the requirements of KRS 100.213 (1).

A true and correct copy of the Findings of Fact, Conclusion and Recommended Map Amendment shall be sent to the City of Somerset City Council for adoption.

DONE AND ORDERED this 28th day of December 2022.


Chairman, Planning and Zoning Commission
City of Somerset

ATTEST:

Planning & Zoning Commission Clerk

This document was prepared by the staff of the Planning and Zoning Department under the supervision of John Adams, City Attorney.

City Attorney

Mr. Godsey made a motion to go approve the following tax refunds: Gretchen Cole Rev. Trust 2022 Homestead Exemption \$52.65, Ricky II & Shana Padgett 2022 Homestead Exemption \$52.65. Mr. Mitchell seconded the motion. Upon roll call the following Council Members voted "Aye": Mr. Hunley, Mr. Mitchell, Mr. Godsey, Ms. Bullock, Mr. J. Eastham, Mr. Girdler, and Mr. Daughetee.

There being no further business the meeting adjourned at 6:42 p.m.

APPROVED:



MAYOR

ATTEST:


CITY CLERK